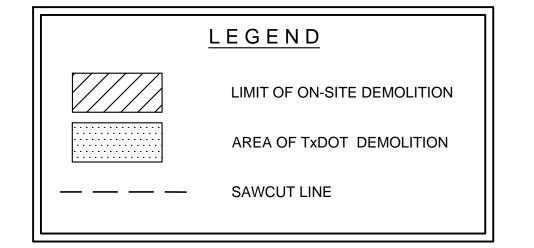


DEMOLITION NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL MATERIALS.
- 2. ALL CITY, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES SHALL BE FOLLOWED.
- 3. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES TO THE BUILDING BEFORE START OF DEMOLITION.
- 4. CONTRACTOR TO GIVE APPROPRIATE NOTICE TO ALL AGENCIES PRIOR TO DEMOLITION.
- 5. CONTRACTOR TO PROVIDE BARRICADES AND COORDINATE WITH CITY & STATE ON ALL TRAFFIC CONTROL REQUIREMENTS.
- 6. PROVIDE TREE PROTECTION FOR ALL TREES ON OR JUST OUTSIDE THE PROPERTY
- 7. CONTRACTOR TO CONTACT CITY PUBLIC SERVICES & UTILITY COMPANIES IF ANY EXISTING ON-SITE UTILITIES ARE TO BE REMOVED.
- 8. PROTECT ALL EXISTING UNDERGROUND & ABOVE GROUND UTILITIES DURING DEMOLITION PROCESS EXCEPT AS IT IS SHOWN TO BE REMOVED BY THIS PLAN.
- 9. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.
- 10. THE SAWCUT LINES SHOWN ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS.



EULESS CONTROL MONUMENT E20

3-1/4 INCH DOMED BRASS DISK ON TOP OF A CONCRETE INLET AND WITNESS BY AN ORANGE FIBERGLASS STAKE ON THE SOUTHWEST CORNER OF STATE HIGHWAY 10 (EULESS BLVD - EAST BOUND LANE) & SOUTH MAIN STREET.

ELEVATION = 588.774'

EULESS CONTROL MONUMENT E13

3-1/4 INCH DOMED BRASS DISK SET ON TOP OF A CONCRETE INLET BY AN ORANGE FIBERGLASS STAKE ON THE SOUTHWEST CORNER OF AIRPORT FREEWAY (EASTBOUND SERVICE RD) AND HIGHWAY 157 (INDUSTRIAL BLVD).

ELEVATION = 550.491'

THE CONTRACTOR IS SPECIFICALLY CAUTIONED UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

No. DATE REVISION DESCRIPTION $\mathbb{P}[\mathsf{REQUEST}]$ Exact field locations of the utilities. It shall be the 17-577 Drawn: TDG 3/23/18 Approved: SRD RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES Project No.: WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.





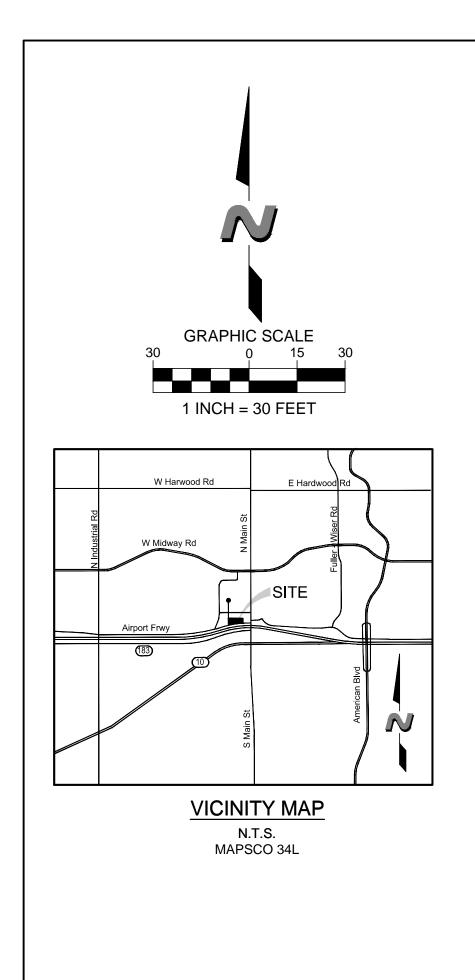


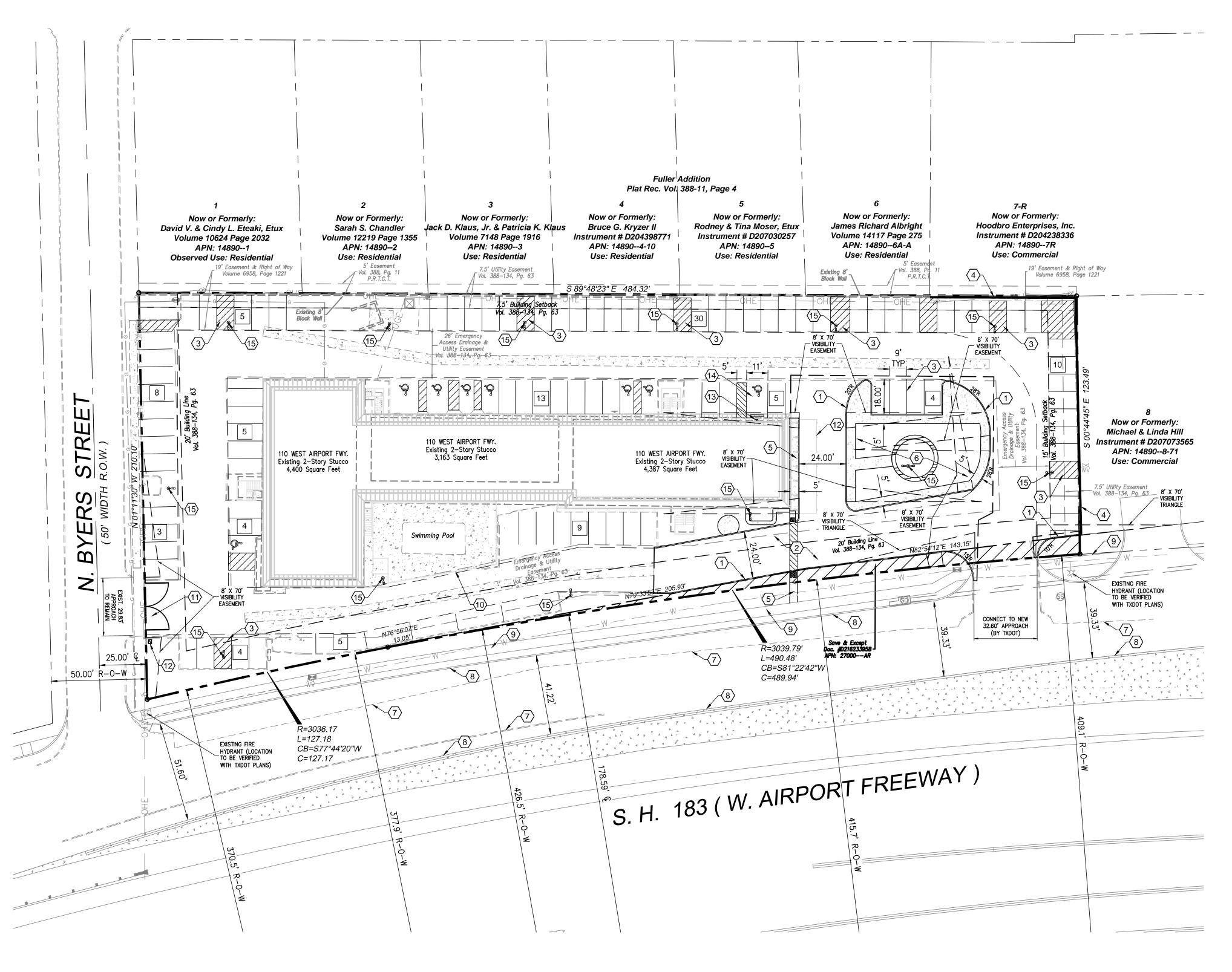
CASE NO. 18-08-SUP

DEMOLITION PLAN

C2.0

MOTEL 6 110 WEST AIRPORT FREEWAY EULESS, TEXAS 76039





GENERAL NOTES

- 1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
- 2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
- 3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
- 4. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.

SITE PLAN KEYNOTES

- (1) CONSTRUCT 6" CURB & GUTTER
- (2) CONSTRUCT 6" CONCRETE PAVEMENT SECTION (REF: GEOTECH)
- (3) NEW 4" WHITE PAVEMENT SOLID PARKING STRIPES
- 4 CONSTRUCT NEW SCREENING FENCE
- (5) NEW 4" CONCRETE SIDEWALK
- (6) NEW LANDSCAPE AREA (REF: LANDSCAPE PLAN)
- (7) EXISTING SERVICE ROAD EDGE OF PAVEMENT
- (8) FUTURE TXDOT SERVICE ROAD EDGE OF PAVEMENT
- (9) FUTURE 5' WIDE TXDOT SIDEWALK
- (10) NEW RAILING AROUND SWIMMING POOL
- (11) NEW METAL GATE & FENCE TO ALIGN AND MATCH EXISTING AND PRIVATE KNOX BOX ON GATE
- (12) NEW ENTRY CANOPY
- (13) INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
- (14) HANDICAP VAN PARKING
- \$\langle 15 \text{ STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)}

NOTE:

APPROVAL OF THE SITE PLAN DOES NOT SPECIFICALLY APPROVE ANY SIGN LOCATIONS OR DIMENSIONS AS WELL AS ANY IRRIGATION PLANS. SEPARATE PERMITS WILL BE REQUIRED FOR ALL SIGNAGE AND IRRIGATION PLANS.

DATA SUMMARY TABLE

ZONING	C-2 (COMMERCIAL)		
PROPOSED USE	MOTEL		
LOT AREA (GROSS AREA)	79,860 S.F. (1.833 ACRES)		
LOT AREA (NET AREA AFTER R.O.W. TAKING)	78,365 S.F. (1.684 ACRES)		
BUILDING SQUARE FOOTAGE	11,950 S.F.		
LOT COVERAGE	15.25%		
BUILDING HEIGHT	21'-0"		
TOTAL IMPERVIOUS SURFACE	74,258 S.F. OR 95%		
PARKING REQUIRED	93 SPACES [1 / PER UNIT.]		
PARKING PROVIDED	105 SPACES		
HANDICAP PARKING REQUIRED	5 SPACES		
HANDICAP PARKING PROVIDED	7 SPACES		
LANDSCAPING AREA PROVIDED	4,810 S.F. OR 15%		

OWNER/DEVELOPER MOTEL 6 OPERATING LP 4001 INTERNATIONAL PARKWAY CARROLLTON, TEXAS 75077 CONTACT: JONATHAN BATEMAN TEL: (972) 360-2726

APPLICANT/ENGINEER THE DIMENSION GROUP TBPE FIRM # F-8396

10755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: SHERRELLE R. DIGGS, P.E. TEL:(214) 343-9400

CASE NO. 18-08-SUP

THE CONTRACTOR IS SPECIFICALLY CAUTIONED JTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELI THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION 1 REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE

WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

REVISION DESCRIPTION No. DATE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES Project No.: 17-577 Drawn: 3/23/18 Approved: SRD



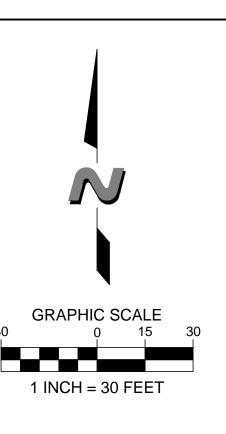


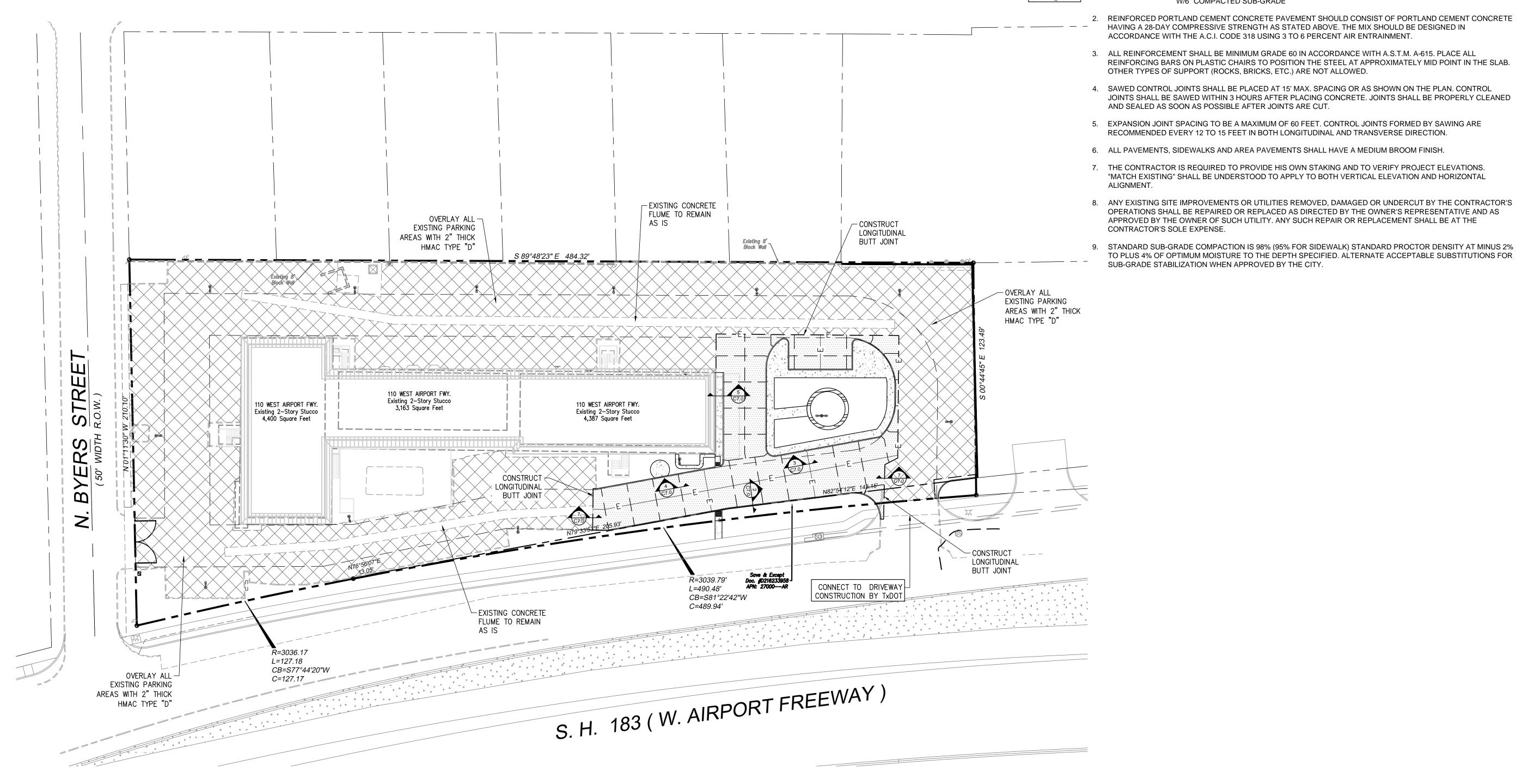


SITE PLAN

C3.0

MOTEL 6 110 WEST AIRPORT FREEWAY EULESS, TEXAS 76039





EULESS CONTROL MONUMENT E20 3-1/4 INCH DOMED BRASS DISK ON TOP OF A CONCRETE INLET AND WITNESS BY AN ORANGE FIBERGLASS STAKE ON THE SOUTHWEST CORNER OF STATE HIGHWAY 10 (EULESS BLVD - EAST BOUND LANE) & SOUTH MAIN STREET.

ELEVATION = 588.774'

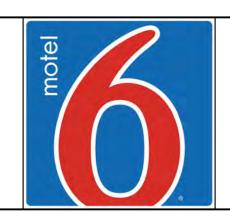
EULESS CONTROL MONUMENT E13

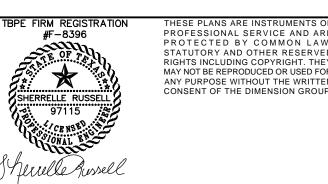
3-1/4 INCH DOMED BRASS DISK SET ON TOP OF A CONCRETE INLET BY AN ORANGE FIBERGLASS STAKE ON THE SOUTHWEST CORNER OF AIRPORT FREEWAY (EASTBOUND SERVICE RD) AND HIGHWAY 157 (INDUSTRIAL BLVD).

ELEVATION = 550.491'

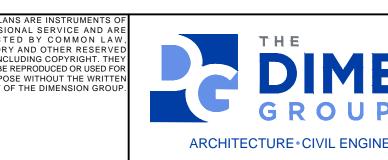
CAUTION NOTICE TO CONTRACTORS THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO $\mathbb{P}[\mathsf{REQUEST}]$ EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

	No.	DATE		REVISION	DESCRIPTION	
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	Proje Date:	ct No.:	17-577 3/23/18	Drawn: Approved:	TDG SRD	
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8/15/2018





TEL: 214-343-9400 <u>www.dimensiongrp.com</u>

CASE NO. 18-08-SUP

PAVING PLAN

LEGEND

C6.0

MOTEL 6 110 WEST AIRPORT FREEWAY EULESS, TEXAS 76039

PROPOSED EXPANSION JOINT

PROPOSED PAVEMENT SAW CUT

PAVING NOTES

PARKING AREA

REPLACEMENT

PARKING AREA

SIDEWALK AREA

ALIGNMENT.

CONTRACTOR'S SOLE EXPENSE.

REMAINDER

PAVEMENT

1. ALL CONCRETE PAVEMENT TO BE AS FOLLOWS:

W/6" STABILIZED SUBGRADE

W/6" COMPACTED SUB-GRADE

OTHER TYPES OF SUPPORT (ROCKS, BRICKS, ETC.) ARE NOT ALLOWED.

AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.

SUB-GRADE STABILIZATION WHEN APPROVED BY THE CITY.

6" THICK CLASS "C" CONCRETE. PAVEMENT 4200 P.S.I. #4 REBAR @ 18" O.C. EACH WAY

4" THICK CLASS "A" CONCRETE PAVEMENT 3500 P.S.I. #3 REBAR @ 18" O.C. EACH WAY

2" THICK HMAC TYPE "D" OVERLAY OVER EXISTING PARKING AREAS

HAVING A 28-DAY COMPRESSIVE STRENGTH AS STATED ABOVE. THE MIX SHOULD BE DESIGNED IN

RECOMMENDED EVERY 12 TO 15 FEET IN BOTH LONGITUDINAL AND TRANSVERSE DIRECTION.

"MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL

APPROVED BY THE OWNER OF SUCH UTILITY. ANY SUCH REPAIR OR REPLACEMENT SHALL BE AT THE

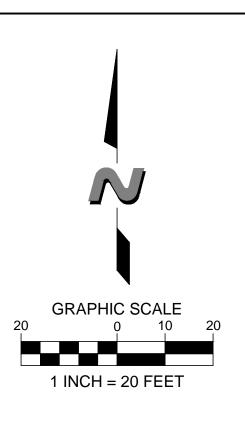
OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS

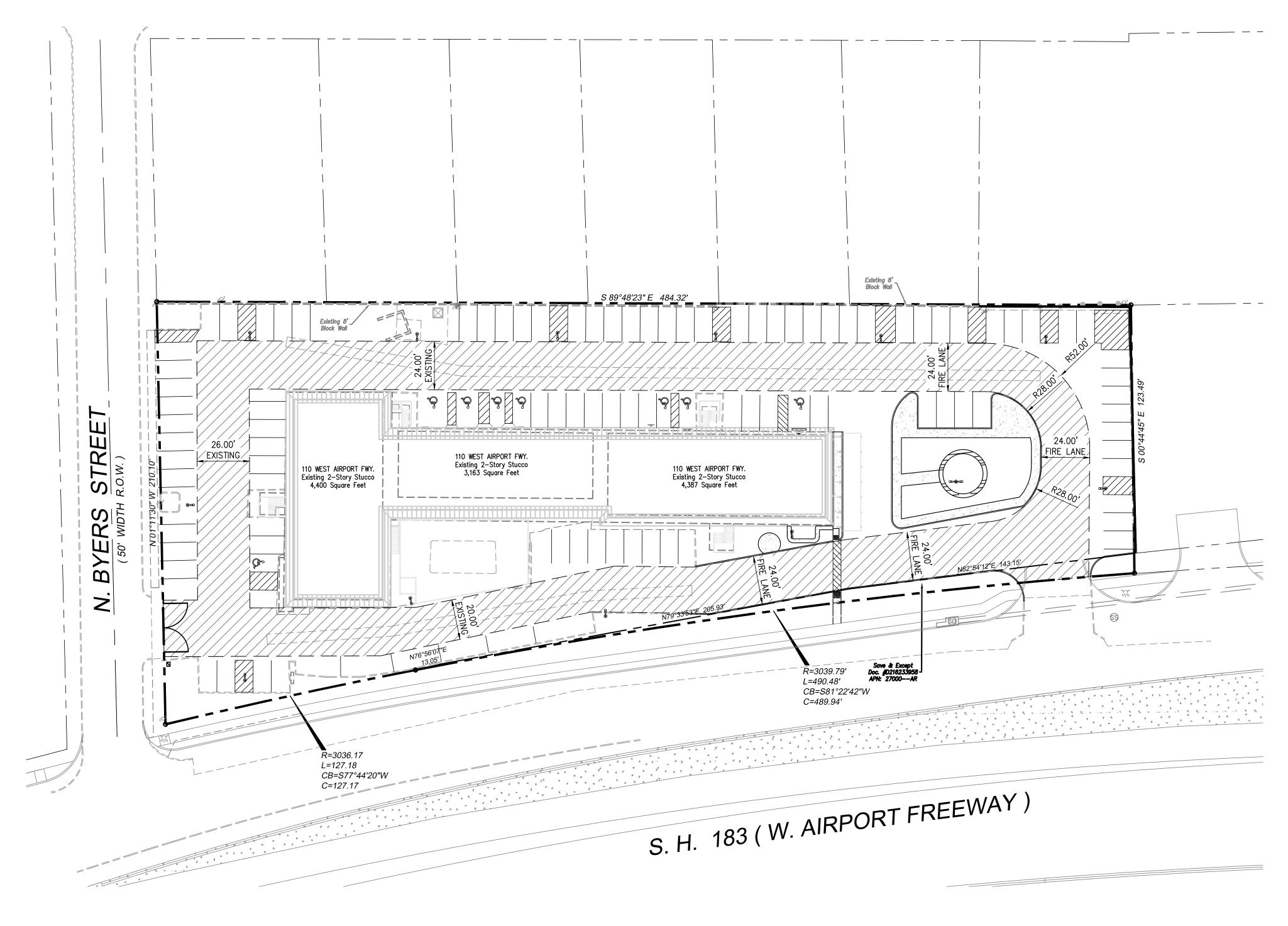
TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED. ALTERNATE ACCEPTABLE SUBSTITUTIONS FOR

REINFORCING BARS ON PLASTIC CHAIRS TO POSITION THE STEEL AT APPROXIMATELY MID POINT IN THE SLAB.

JOINTS SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED

ACCORDANCE WITH THE A.C.I. CODE 318 USING 3 TO 6 PERCENT AIR ENTRAINMENT.





EULESS CONTROL MONUMENT E20

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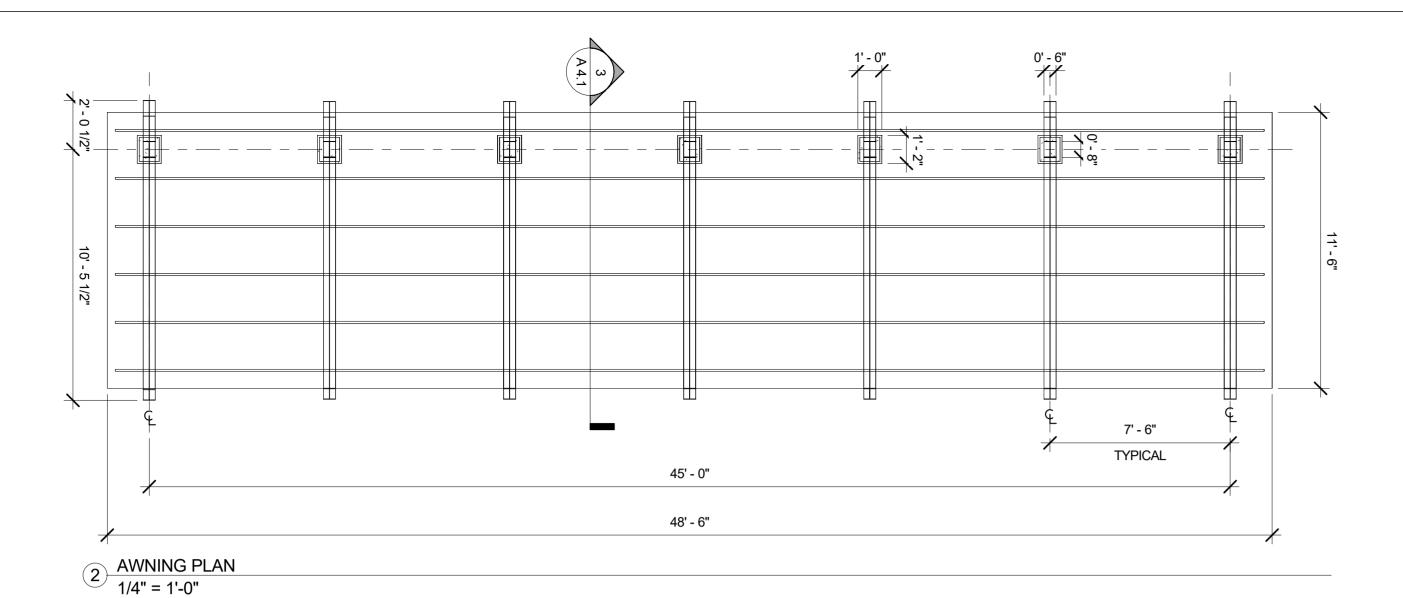




FIRE LANE EXHIBIT

C11.0

MOTEL 6 110 WEST AIRPORT FREEWAY EULESS, TEXAS 76039



ARCHITECTURAL SITE PLAN KEYED NOTES

- RE-STRIPE EXISTING SPACES. STRIPE NEW PAVING FOR ACCESSIBLE AND STANDARD PARKING SPACES.
- POUR NEW SIDEWALK SURROUNDING NEW OFFICE AREA. ACCESSIBLE ROUT TO BE DETERMINED BY PUBLIC SIDEWALK LOCATION.
- (3) DEMO EXISTING CONSTRUCTION FENCE AFTER CONSTRUCTION IS COMPLETE.
- 4 PROVIDE NEW CONCRETE PAVING, CURB RAMPS ETC. AS INDICATED.
- 5 ADA RAMP. MAX 2% SLOPE

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- 2. ALL DIMENSIONS TO FINISH FACE OR GUIDELINE UNLESS OTHERWISE NOTED.
- 3. BUILDING ADDRESS MUST BE PROVIDED ON THE BUILDING FRONT FACADE AS REQUIRED. RE: 1- A 4.0
- 4. REFERENCE FLOOR PLAN FOR ALL BUILDING DIMS OTHER THAN OVERALL DIMENSIONS PROVIDED HERE.
- 5. ALL PROTRUDING OBJECTS MUST COMPLY WITH TAS SECTION
- 6. PROVIDE TACTILE / BRAILLE EXIT SIGNS AT ALL EXTERIOR DOORS.



4001 INTERNATIONAL PARKWAY CARROLTON, TX 75007 O: 972.360.9000 | F: 792.789.0150



ARCHITECTUR ARCHITECTUR 10755 S. TEL: 2

TDG#:

THED ARCHITECT &

CHARLES A HOFFMANN AIA ARCHITECT

> MOTEL 6 110 W. AIRPORT FRWY EULESS, TX 76039

	REVISIONS	
No.	Description	Date
1	CITY COMMENTS	06/05/201

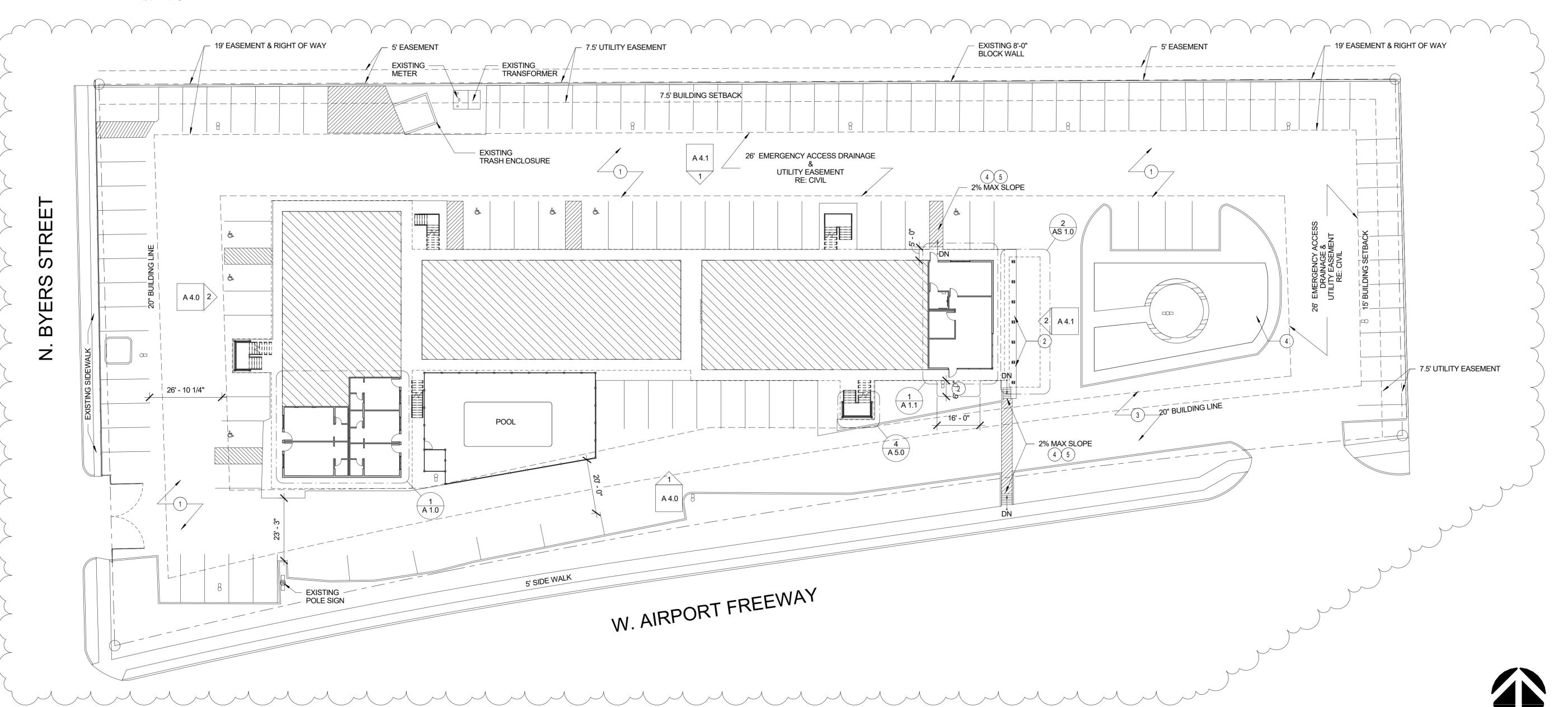
Plot Date

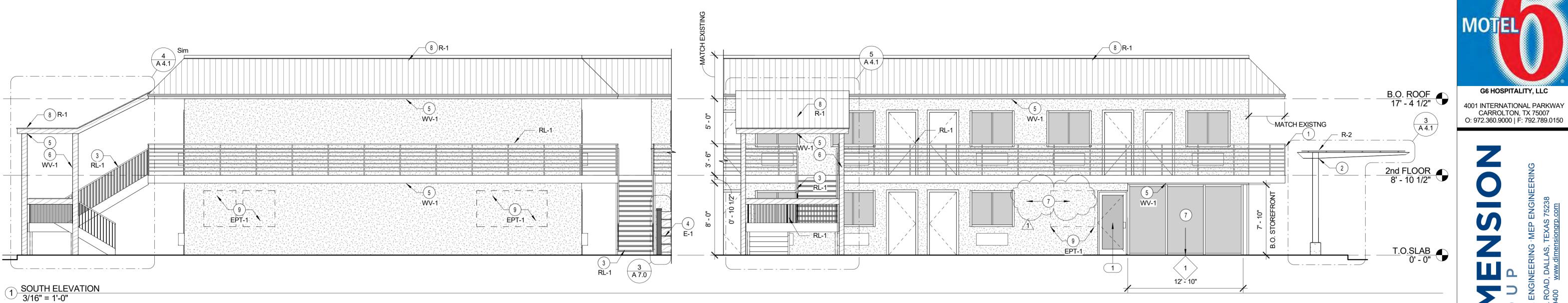
ARCHITECTURAL SITE PLAN

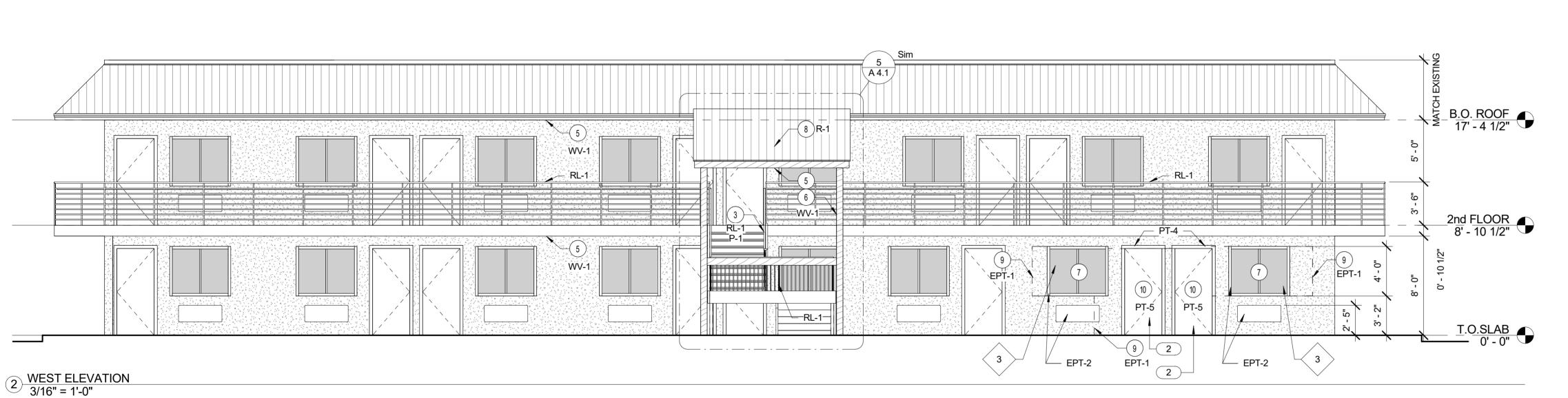
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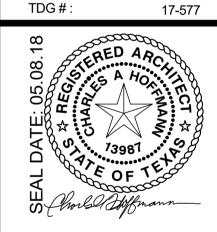
KEYED NOTES

- (1) G.C. TO INSTALL NEW HAND & GUARD RAIL. RE: _A4.0
- (2) G.C. TO INSTALL NEW AWNING.
- 3 EXISTING STAIRS TO REMAIN. PAINT TO MATCH BUILDING.
- (4) G.C. TO INSTALL NEW POOL ENCLOSURE AS SHOWN.
- G.C. TO INSTALL NEW WOOD SLAT SYSTEM AT SOFFIT. TYP.
- 6 G.C. TO CONSTRUCT NEW STAIR ENCLOSURE. RE: 1/A3.1 & 2/A3.1
- 7 G.C. TO INSTALL NEW STOREFRONT SYSTEM.
- G.C. TO INSTALL BUILDING ADDRESS IN NUMBERS THAT ARE A MINIMUM OF 8" TALL, OF A COLOR THAT CONTRASTS WITH THE BACKGROUND THAT THEY ARE MOUNTED ON, AND ARE TO BE ILLUMINATED EITHER BY AN INTERNAL OR EXTERNAL SOURCE.



G6 HOSPITALITY, LLC

TDG#:



CHARLES A HOFFMANN AIA ARCHITECT

110 W. AIRPORT FRW EULESS, TX 76039 MOTEL

REVISIONS				
No.	Description	D		
1	CITY COMMENTS	06/05		

Plot Date

GENERAL NOTES

1. G.C. TO PAINT AND POWER WASH & PAINT ALL EXTERIOR WALLS.

3. G.C. TO PAINT ALL GUTTERS & DOWN POUTS TO MATCH BUILDING.

4. G.C. TO PAINT NEW AND EXISTING DOOR FRAMES TO MATCH

A. SEE SHEET A6.0 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.

EXISTING STUCCO FINISH. PAINT EPT-1

CLOSE OPENINGS & PAINT, EPT-1

2. G.C. TO PAINT ALL SITE SIGN POLES TO MATCH BUILDING.

BUILDING.

FINISHES.

MISCELLANEOUS

5. G.C. TO PAINT ALL GUEST ROOMS.

7. G.C. TO INSTALL NEW RAILING & GUARDRAIL. 8. REFER TO SHEET <u>A 5-1 FINISH SCHEDULE</u> FOR

B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.

6. G.C. TO INSTALL NEW ROOF.

SEALERS (REFER TO SPECS)

EXTERIOR ELEVATIONS

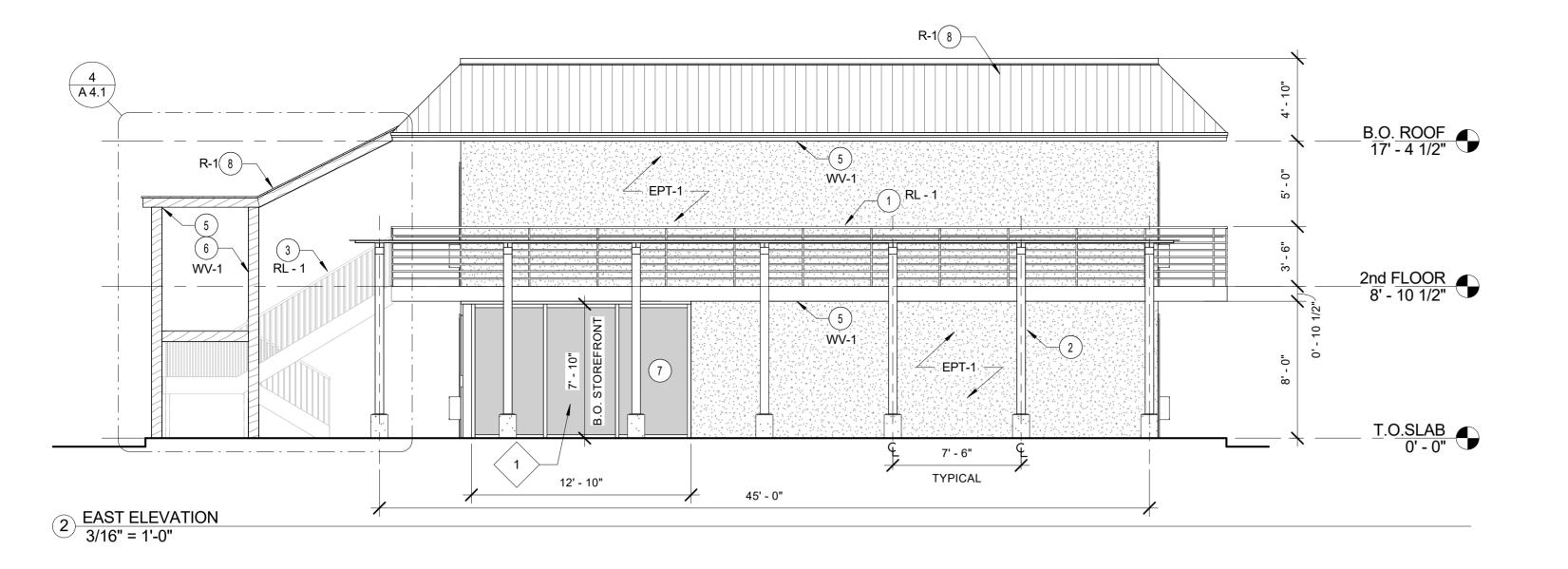
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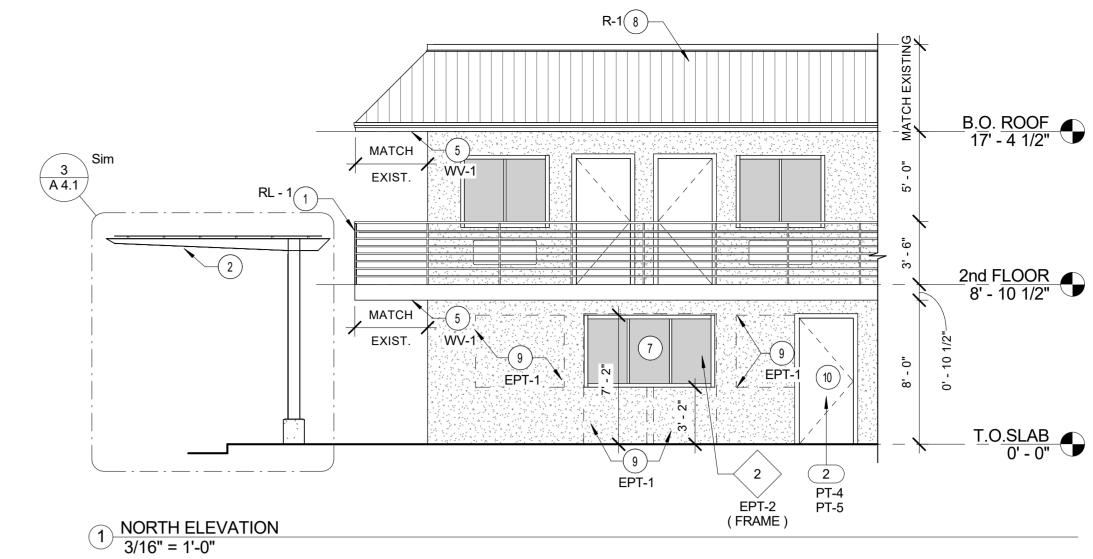
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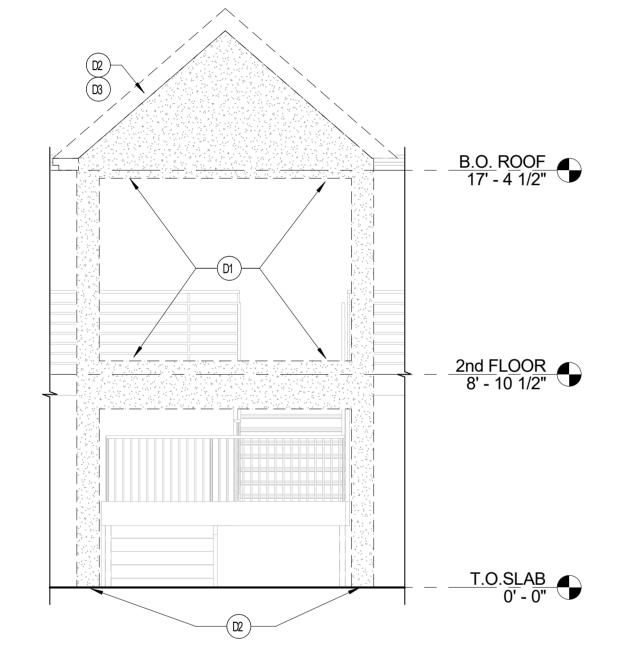
A 4.0



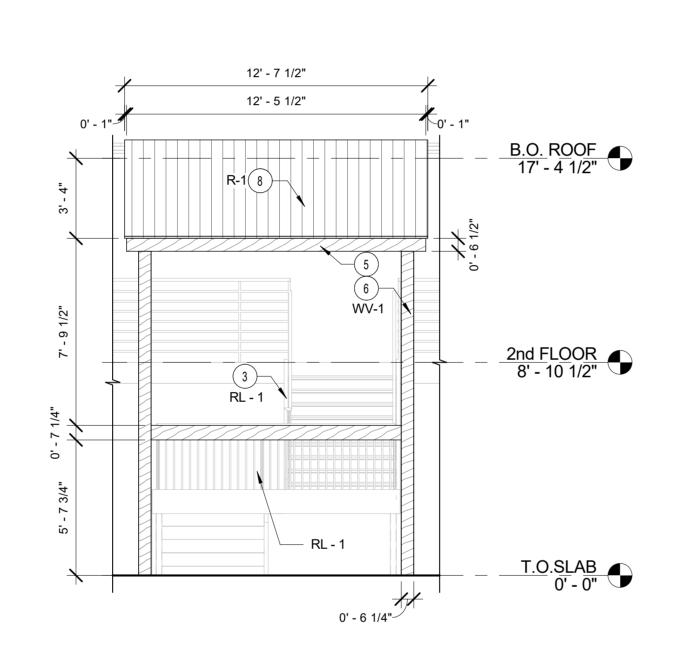
- 8 G.C. TO INSTALL STANDING SEAM ROOF. MATCH EXISTING PITCH AND HEIGHT.
- 9 G.C. TO INSTALL NEW WALLS TO COMPLETELY FILL OPENINGS @ EXTERIOR LOCATIONS. RE: A1.0 / A1.1
- 10 G.C. TO INSTALL NEW-DOOR. RE: A1.0 / A1.1

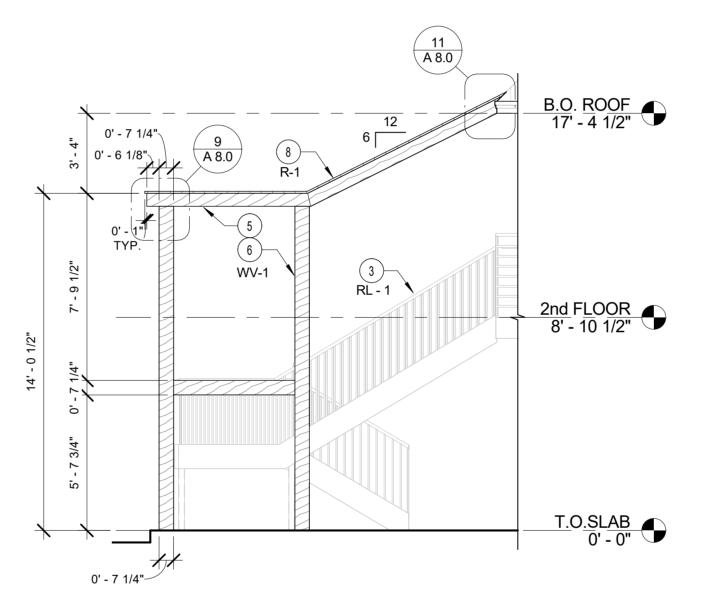


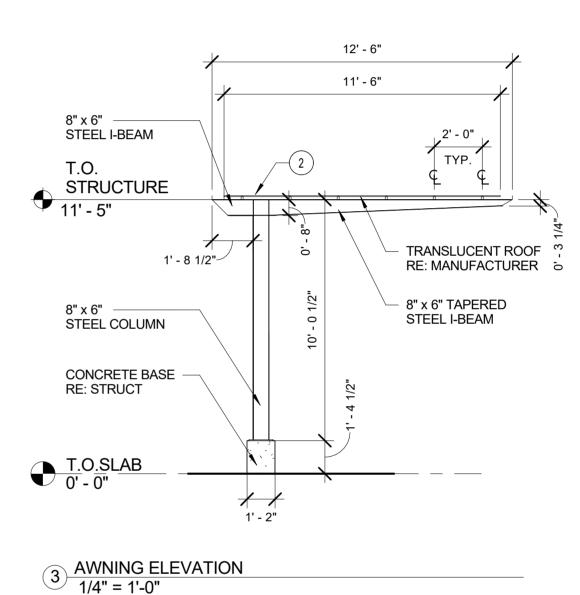




6 DEMO ELEVATION @ STAIRCASE TYP. 1/4" = 1'-0"







5 SOUTH ELEVATION @ STAIRCASE 1/4" = 1'-0"

4 EAST ELEVATION @ STAIRCASE 1/4" = 1'-0"

DEMOLITION LEGEND

DEMOLITION KEYED NOTES

G.C. TO COMPLETELY REMOVE EXISTING STAIR ENCLOSURE.

G.C. TO PATCH & REPAIR BUILDING ROOF WHERE NECESSARY .

G.C. TO DEMOLISH ROOF AT STAIR ENCLOSURE.

CONCRETE TO BE FILLED, PATCHED, REPAIRED 7 LEVELED TO FINISHED HEIGHT OF EXISTING SLAB.

EXTERIOR WALL TO BE DEMOLISHED

ROOF & SOFFIT TO BE DEMOLISHED

KEYED NOTES

- (1) G.C. TO INSTALL NEW HAND & GUARD RAIL. RE: _A4.0
- (2) G.C. TO INSTALL NEW AWNING.
- (3) EXISTING STAIRS TO REMAIN. PAINT TO MATCH BUILDING.
- (4) G.C. TO INSTALL NEW POOL ENCLOSURE AS SHOWN.
- G.C. TO INSTALL NEW WOOD SLAT SYSTEM AT SOFFIT. TYP.
- G.C. TO CONSTRUCT NEW STAIR ENCLOSURE. RE: 1/A3.1 & 2/A3.1
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- (10) G.C. TO INSTALL NEW DOOR. RE: A1.0 / A1.1

GENERAL NOTES

- 1. G.C. TO PAINT AND POWER WASH & PAINT ALL EXTERIOR WALLS.
- 2. G.C. TO PAINT ALL SITE SIGN POLES TO MATCH BUILDING.
- 3. G.C. TO PAINT ALL GUTTERS & DOWN POUTS TO MATCH BUILDING. 4. G.C. TO PAINT NEW AND EXISTING DOOR FRAMES TO MATCH BUILDING.
- 5. G.C. TO PAINT ALL GUEST ROOMS.
- 6. G.C. TO INSTALL NEW ROOF.
- 7. G.C. TO INSTALL NEW RAILING & GUARDRAIL.
- 8. REFER TO SHEET <u>A 5-1 FINISH SCHEDULE</u> FOR FINISHES.

MISCELLANEOUS

1/4" = 1'-0"

- A. SEE SHEET A6.0 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
- B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.

SEALERS (REFER TO SPECS)

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.

<u>LEGEND</u>



EXISTING STUCCO FINISH. PAINT EPT-1

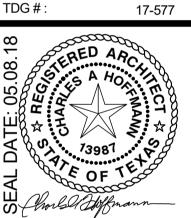


CLOSE OPENINGS & PAINT, EPT-1

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TDG#:



CHARLES A HOFFMANN AIA ARCHITECT

MOTEL

REVISIONS Description

Plot Date

EXTERIOR ELEVATIONS

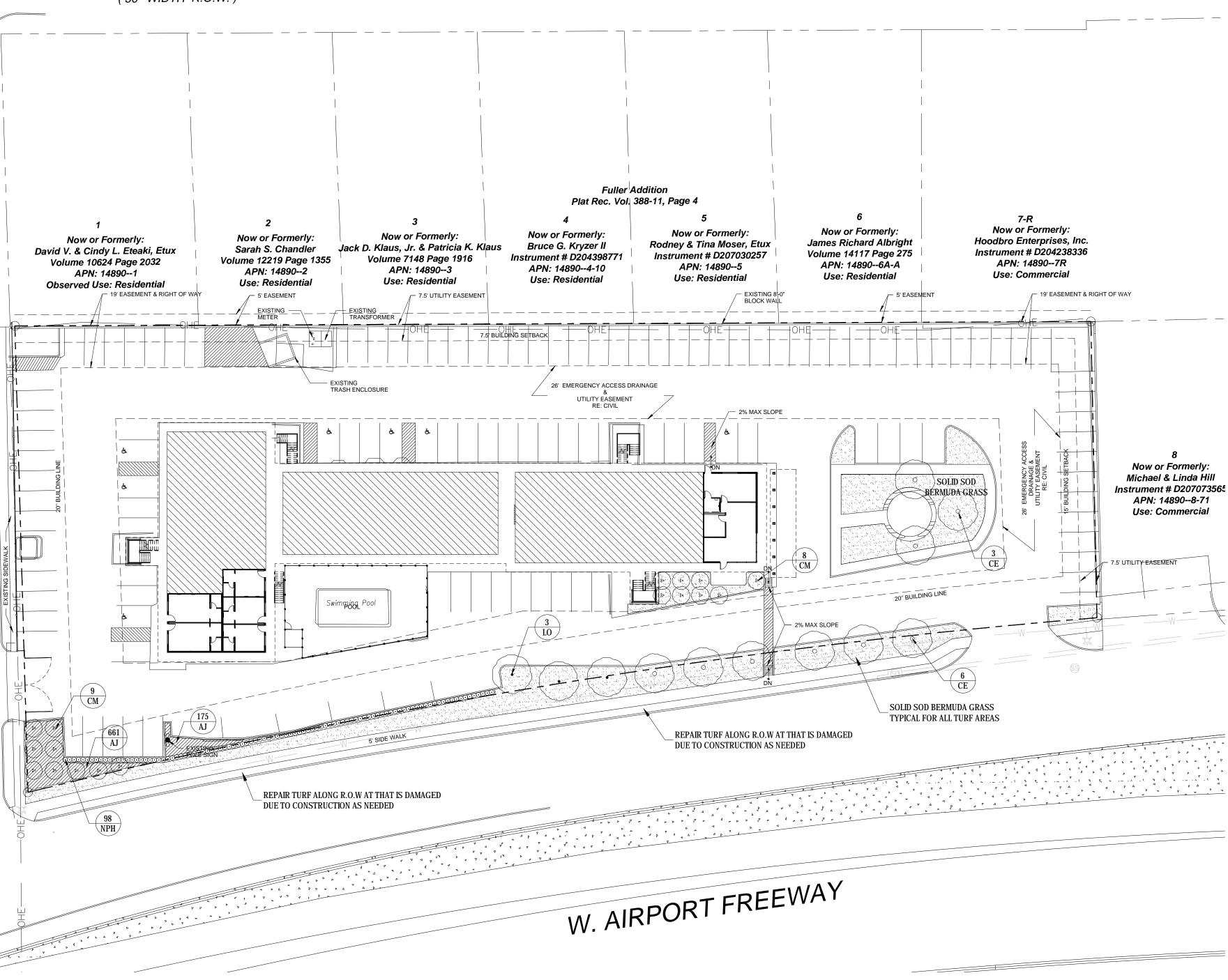
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Drawn by MRO Checked by

TRIES

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GENERAL LAWN NOTES

- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

Street yard Landscape-(Street yard area 31,737s.f.)

15% of street yard to be landscape area. (10) 3" caliper trees plus (1) tree per 2000 s.f. of street yard over 10,000 s.f. (2) 6' ht. ornamental trees per may be substituted for 3" caliper trees. Not more that $\frac{1}{2}$ of the required trees can be ornamental trees. (1) shrub per 50 s.f. of required street yard and 10% of required street yard area to be

ground cover. Required

4,760 s.f. (15%) 4,810 s.f. (15%) (21) trees, 3" cal. (12) trees, 3 cal. (17) ornamental trees, 6' ht. (96) shrubs, 5 gal. (98) shrubs, 5 gal. (476) s.f. of groundcover (836) s.f. of groundcover

Parking lot (121 spaces) Requirement: 90 s.f. of landscape area for every 12 parking spaces

Provided 908 s.f. 1,078 s.f.

LAWN REPAIR NOTES

- 1. ALL LAWN AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED WITH SOLID SOD AND RAKED FREE OF DEBRIS.
- 2. ADJUST DAMAGED AREAS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL AREAS TO BE REPAIRED MUST BE PLANTED BY HAND TO COVER AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH COMPOST TO FILL VOIDS.
- 4. ROLL REPAIRED AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.

PLANT MATERIAL SCHEDULE

within varieties.

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9 Cedar Elm 17 Crepe Myrtle 3 Live Oak		Lagerstroemia indica 6'		B&B, 13' ht., 5' spread min., 5' clear trunk container, 3-5 trunks, 4' spread min.,tree form container, 14' ht., 6' spread, 5' clear straight trun
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
98	Needlepoint Holly	Ilex comuta "Needlepoint'	5 gal.	container, 24" ht., 20" spread
DCOVERS				I
QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
836	Asian Jasmine '419' Bermudagrass	Trachelospermum asiaticum Cynodon dactylon '419'	1 gal.	container, 5- 12" runners min., 12" o.c. Solid Sod refer to notes
	9 17 3 QTY. 98 OCOVERS QTY	9 Cedar Elm 17 Crepe Myrtle 3 Live Oak QTY. COMMON NAME 98 Needlepoint Holly COVERS QTY COMMON NAME 836 Asian Jasmine	9 Cedar Elm 17 Crepe Myrtle 3 Live Oak QTY. COMMON NAME 98 Needlepoint Holly DCOVERS QTY COMMON NAME BOTANICAL NAME BOTANICAL NAME Ilex comuta "Needlepoint' BOTANICAL NAME Trachelospermum asiaticum	9 Cedar Elm Ulmus crassifolia 3" cal. 17 Crepe Myrtle Lagerstroemia indica Quercus virginiana 3" cal. 6' ht. 3" cal. QTY. COMMON NAME BOTANICAL NAME SIZE 98 Needlepoint Holly Ilex comuta "Needlepoint' 5 gal. OCOVERS QTY COMMON NAME BOTANICAL NAME SIZE 836 Asian Jasmine Trachelospermum asiaticum 1 gal.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching

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LANDSCAPE ARCHITECT

STUDIO GREEN SPOT, INC.



9

MOTEL

ISSUE:

FOR APPROVAL 11.01.2017 CITY COMMENTS 01.15.2018 PLAN SITE 06.12.2018

DATE: 06.12.2018

SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER:

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization Notification of sources
- 4. Water and Maintenance until final acceptance Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on
- Product Data: Submit complete product data and specifications on all other specified
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- 2. All planting areas shall receive a two (2") inch layer of specified mulch. 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc placed in nine (9") inch layers and watered in thoroughly.

Grass Areas:

- 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass
- seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to _andscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance

- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
- 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

Guarantee:

- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such
- cases, the opinion of the Owner shall be final. a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than

the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension.

Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants

Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at

the surface of the ground. The sides of the hole should be rough and jagged, never slick

Percolation Test: Fill the hole with water. If the water level does not percolate within 24

Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When

the hole is dug in solid rock, topsoil from the same area should not be used. Carefully

as well as all nylon, plastic string and wire mesh. Container trees will usually be pot

settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the bal

Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the

area above the top of the ball and mulch with at least two (2") inches of specified mulch.

Obstruction below ground: In the event that rock, or underground construction work or

section, alternate locations may be selected by the Owner. Where locations cannot be

properly set at the required grade. The work of this section shall include the removal from

changed, the obstructions shall be removed to a depth of not less than three (3') feet

below grade and no less than six (6") inches below the bottom of ball when plant is

obstructions are encountered in any plant pit excavation work to be done under this

All plant beds and trees to be mulched with a minimum settled thickness of two (2")

stand pipe per tree planting detail as approved by the Landscape Architect.

bound, if so follow standard nursery practice of 'root scoring'.

hours, the tree needs to move to another location or have drainage added. Install a PVC

should be thoroughly moist before removing containers.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of

grass in all lawn areas. At this time, the Owner will assume maintenance on the

Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape

1.7 QUALITY ASSURANCE

Contractor.

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

accepted work.

- I. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site. 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of
- growth for compliance with requirements for genus, species, cultivar/variety, size and 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs,
- branching habit, insects, injuries, and latent defects. 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage
- and watering facilities are available on job site. 3. Protect root balls by heeling in with sawdust or other approved moisture retaining
- material if not planted within 24 hours of delivery. 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves.
- Keep plants moist at all times. Cover all materials during transport.
- 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be
- observed upon arrival at job site. 6. Remove rejected plant material immediately from site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with

acceptable plants as specified.

- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
 - Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

A = ROW SPACING

B = ON CENTER SPACING

INDICATED ON PLANT LIST.

PLANTING GROUNDCOVER/ANNUALS. \

PREPARE GROUNDCOVER

BED BY TILLING ENTIRE BED-

AREA PROVIDE SOIL MIX

SPECIFICATIONS

GROUNDCOVER PLANTING DETAIL

AS DEFINED IN THE LANDSCAPE

MULCH IN BED PRIOR TO —

SPACE PLANTS IN A TRIANGULAR

PATTERNAS SHOWN, SPACED EQUALLY FROM EACHOTHER AT SPACING

2" MULCH DOUBLE SHREDDED HARDWOOD

Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other
- extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected. 2. Physical properties as follows:
- Clay between 7-27 percent
- Silt between 15-25 percent Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight. 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal
- waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened
- containers, each bearing the manufacturer's guaranteed statement of analysis. A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron,
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

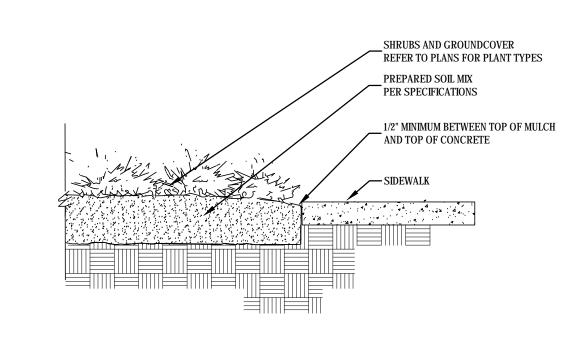
2.3 MISCELLANEOUS MATERIALS

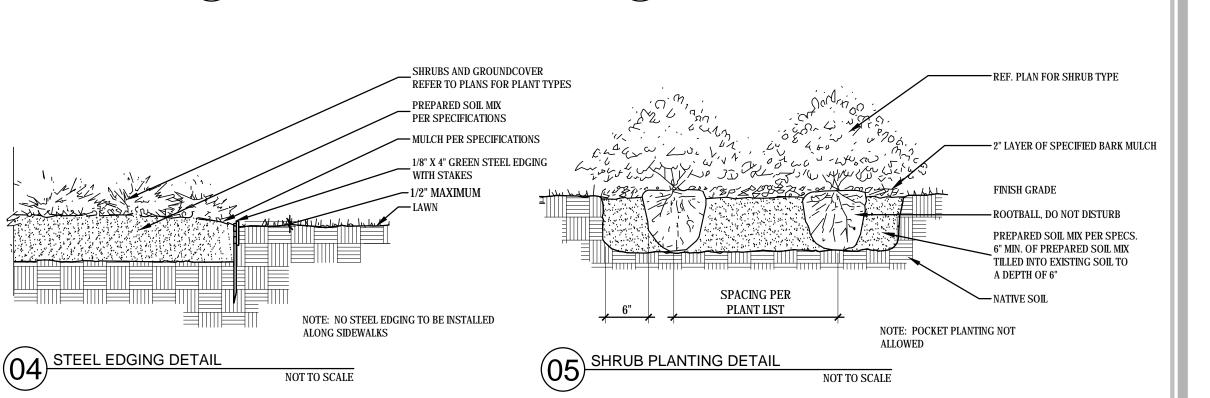
plus micronutrients.

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- 1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
- . Wire: 12 gauge, single strand, galvanized wire. 3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color:
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

SIDEWALK / MULCH DETAIL

no steel along sidewalks





Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

the site of such rock or underground obstructions encountered at the cost of the

- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools. 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

2. Do not install steel edging along sidewalks.

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and ain Owners approval prior to installation 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be 3/4" maximum height above grade. . Stakes are to be installed on the planting bed side of the curbing, as opposed to the

3. Cut steel edging at 45 degree angle where edging meets sidewalk. 3.3 CLEANUP AND ACCEPTANCE

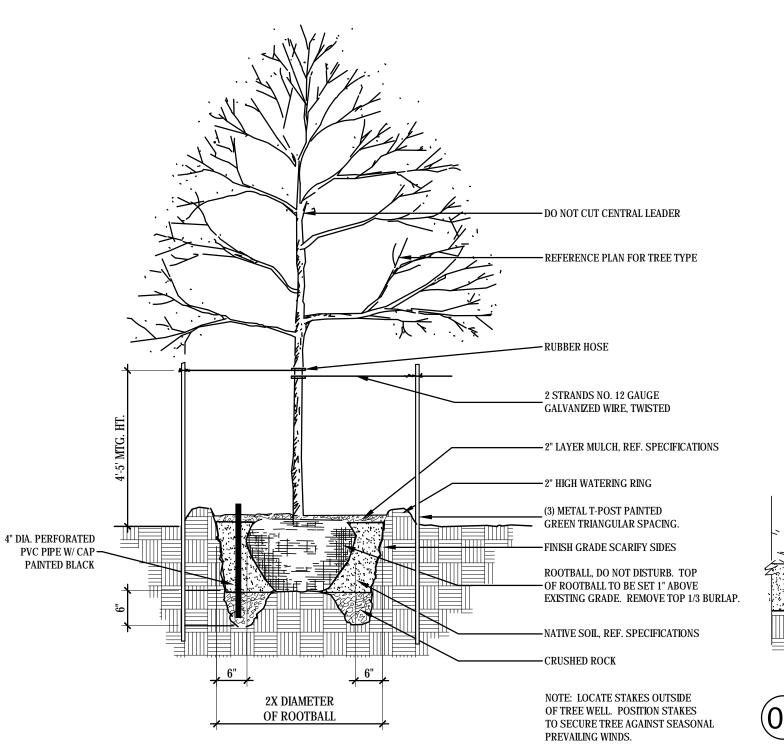
Steel Curbing Installation:

Do not wrap trees.

Do not over prune.

Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



TREE PLANTING DETAIL NOT TO SCALE

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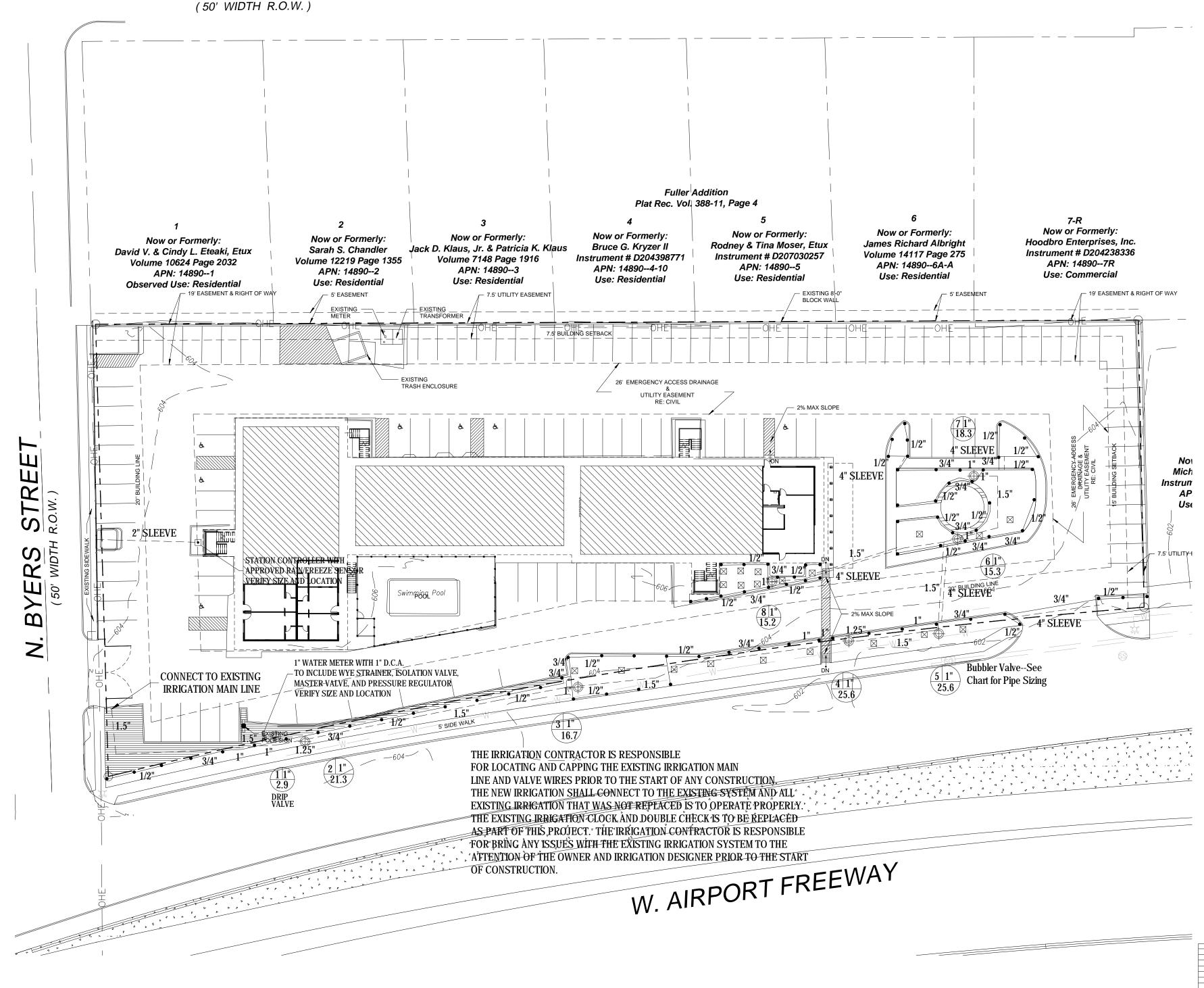
ISSUE: FOR APPROVAL 11.01.2017

DATE:

11.01.2017

SHEET NAME: LANDSCAPE SPECIFICATIONS

SHEET NUMBER:



IRRIGATION REPAIR SPECIFICATIONS

- CONTRACTOR SHALL PERFORM SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION, TO REVIEW EXTENT OF EXISTING IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CONDITIONS OF EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF EXISTING IRRIGATION WHERE POSSIBLE, AND IF NOT, REPAIR AS NEEDED, INCLUDING BUT NOT LIMITED TO IRRIGATION CONTROLLER, METER. SLEEVING, ETC.

IRRIGATION CONTRACTOR NOTES

- IRRIGATION SUBCONTRACTOR TO FLAG EXISTING IRRIGATION IN THE FIELD AND SHALL INCLUDE BUT NOT LIMITED TO: HEADS, VALVES, QUICK COUPLERS, MAINLINE ETC.
- 2. CONTRACTOR SHALL MAINTAIN INTEGRITY OF EXISTING SYSTEM AND SHALL INCLUDE IN BID: MATERIALS, LABOR, ETC. TO REPAIR EXISTING SYSTEM.
- 3. ALL EXISTING MAINLINE SHALL BE LOCATED AND CAPPED WHERE NECESARY.
- 4. EXISTING IRRIGATION SHALL BE MODIFIED TO PROVIDE 100% **COVERAGE OF** NEW AREAS CONSTRUCTED.

DRIP IRRIGATION NOTES

- DRIP IRRIGATION EQUIPMENT NUMBERS REFERENCE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE NOTED.
- 2. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO SUPPLY OWNER'S CONSTRUCTION MANAGER WITH ALL EQUIPMENT SPECIFICATIONS AND MAINTENANCE GUIDELINES.
- LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO FOLLOW MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDELINES FOR DRIP SYSTEM.
- PRESSURE COMPENSATING EMITTERS SHALL BE: MULTIOUTLET RAIN BUG EM6-M101, MULTI OUTLET SHRUB BUG EMT6-M101 OR APPROVED EQUAL. (1 PER EVERY 6 - 4" POTS)
- SINGLE OUTLET PRESSURE COMPENSATING EMITTERS SHALL BE: RAIN BUG EMITTERS EM-MO5, -M10, -M20 AND SHRUB BUG EMITTERS EMT-M10, -M20 OR APPROVED EQUAL. (1 PER EACH 1 OR 5 GAL
- DRIP PRESSURE REGULATORS SHALL BE: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 OR APPROVED EQUAL.
- 7. Y-FILTERS SHALL BE: RBY-075-200, RBY-100-200 OR APPROVED
- MAIN IRRIGATION TUBING SHALL BE:RBT-150P,RBT-160V OR APPROVED EQUAL.
- EMITTER DISTRIBUTION TUBING SHALL BE: RBT-150P, RBT-160V OR APPROVED EQUAL.
- 10. SUBTERRANEAN EMITTER BOX SHALL BE: SEB-6 OR APPROVED
- 11. DRIP SYSTEM PIPING ONLY OCCURS WITHIN SHRUB / GROUNDCOVER BEDS AND ROCK MULCH AREAS. PIPING SHALL BE A MAXIMUM 4" DEPTH AND A MINIMUM 2" DEPTH.
- 12. CONTRACTOR SHALL VERIFY THAT ALL DRIP SYSTEM VALVES AND SPRAY SYSTEM VALVES ARE SECTIONED SEPARATELY ON CONTROLLER.

IRRIGATION LEGEND

- Hunter PROS-04 4" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS-12 12" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PGJ-04 Rotors for spacing under 30' Hunter PGP-04 Rotors for spacing over 30'
 - Multi-Stream Bubbler Nozzle on Hunter SRS-06 Pop-up Spray head
 - Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Hunter I-Core series Controller with Hunter Solar Sync Sensor Including Rain and Freeze Sensor
 - WATER METER, SIZE AS INDICATED

Turf-Hunter PGV-S series Control Valves

- D.C.A., SIZE AS INDICATED
- to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator

PVC CLASS 200 LATERAL LINE

- **PVC CLASS 200 MAINLINE**
- PVC SCHEDULE 40 SLEEVING VALVE NUMBER
- VALVE SIZE GPM

/ PCZ / ICZ

HUNTER

HUNTER PLD0612 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO

MANUFACTURERS SPECIFICATIONS Drip Zones 20 gallon and less

- Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Drip Zones 20 gallon and or more Drip-Hunter ICZ-151-40 Drip Zone Control Kit with
- Valve, Basket Filter, and Pressure Regulator

IRRIGATION NOTES

- ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- 2. LAWN SPRAY HEADS ARE SRS-04 INSTALLED AS PER DETAIL SHOWN.
- SHRUB SPRAY HEADS ARE SRS-12 INSTALLED AS PER DETAIL SHOWN.
- ELECTRIC CONTROL VALVES SHALL BE HUNTER PGV-S SERIES INSTALLED PER DETAIL SHOWN. SIZE VALVES AS SOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALUE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND/OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
- QUICK COUPLING VALVES SHALL BE HQ-44-LRC-AW INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 1" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) HK COUPLERS AND THREE (3) #10 SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER LOCATION BY OTHER TRADES.
- ALL 24 VOLT VALVE WIRING IS TO BE UF 14 SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40. SIZE AS INDICATED ON PLAN.
- TEN DAYS PRIOR TO START OF CONSTRUCTION, LANDSCAPE OR IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- ALL MAIN LINE AND LATERAL PIPING TO A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- 12. THE IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO INSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES. NO WATER WILL BE ALLOWED TO SPRAY ON BUILDING

TCEQ 2009 NOTES

- ALL IRRIGATION EQUIPMENT TO BE LOCATED NO CLOSER THAN 4" TO ANY PAVEMENT AND / OR STRUCTURE
- ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TECQ) MC-178 / P.O. BOX 13087 AUSTN, TEXAS 78711-3087 WWW.TECEQ.STATE.TX.US

BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE 6-10 BUBBLERS - 3/4" PIPE 11-20 BUBBLERS - 1" PIPE 21-30 BUBBLERS - 1 1/4" PIPE 31-40 BUBBLERS - 1 1/2" PIPE

LANDSCAPE ARCHITECT

STUDIO GREEN SPOT, INC.

1333 W. McDERMOTT DR.

ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.CO



CITY COMMENTS 03.12.2018 SITE PLAN 06.12.2018

FOR APPROVAL 11.01.2017

CITY COMMENTS 01.15.2018

CITY COMMENTS 02.19.2018

ISSUE:

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MOTEL

SHEET NAME: **IRRIGATION PLAN**

SHEET NUMBER:

DATE:

06.12.2018

SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

- Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:
 - 1. Trenching and backfill
 - Automatic controlled system.
 - 3. Upon completion of installation, supply drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.
- All sleeves as shown on plans will be furnished by General Contractor. Meter and power source to be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- See Irrigation Plans. See plans for controller, heads, and valves.
- Section 02900-Landscape
- Section 02811-Underground Irrigation Sleeve and Utility Conduits

APPLICABLE STANDARDS

- America Standard for Testing and Materials (ASTM) Latest edition.
 - 1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 - 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
 - 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
 - D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
 - 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
 - 7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
 - 8. D2855 Making Solvent Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittinas

1.4 MAINTENANCE AND GUARANTEE

3.3 PVC PIPE AND FITTING ASSEMBLY

POP-UP SPRAY HEADS

of electric valve, valve box.

piping.

waterproof.

AUTOMATIC SPRINKLER CONTROLS

inches long.

VALVES

WIRING

TESTING

3.7

3.9

COPPER TUBING AND FITTING ASSEMBLY

- Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.
- Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.
- Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints.

PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope

Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe.

Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6")

Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation

Supply wire from the automatic sprinkler controls to the valves. No conduit will be

A separate wire is required from the control to each electric valve. A common neutral

wire is also required from each control to each of the valves served by each particular

Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coil at not more than one hundred (100') foot intervals. Make splices

Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and

under normal pressure. If leaks occur, replace joint or joints and repeat test.

couplings open to visual inspection for full period of test.

required for U.F. wire unless otherwise noted on the plan. Wire shall be tucked under the

Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

1.5 SUBMITTALS

- Procedure: Comply with Division I requirements.
- Product Data: Submit (5) copies of equipment manufacturer's specifications and literature for approval by Landscape Architect prior to installation.
- Project Record Documents
 - Comply with Division I requirements.
 - 2. Locate by written dimension, routing of mainline piping, remote control valves and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
 - 3. When dimensioning is complete, transpose work to mylar reproducible tracings.
 - 4. Submit completed tracings prior to final acceptance. Mark tracings "Record Prints" Showing Significant Changes". Date and sign drawings.
 - 5. Provide three complete operation manuals and equipment brochures neatly bound in a hard back three-ring binder. Include product data on all installed materials. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
- Quick Coupler Keys: Provide 3 coupler keys with boiler drains attached using brass reducer.
- Controller Keys: Provide three sets of keys to controller enclosure(s).
- Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of the Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.
- It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc. to avoid unnecessary cutting, patching and boring.
- Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

3.10 FINAL ADJUSTMENT

After installation has been completed, make final adjustment of sprinkler system in preparation for Landscape Architect's final inspection. Completely flush system to remove debris from lines and turning on system. Check sprinklers for proper operation and proper alignment for direction of flow. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment and top of each valve. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage.

END OF SECTION

SCHEDULE 80 PVC NIPPLES

- Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch diameter by eight inches long, where applicable.
- Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.

2.7 MATERIALS - See Irrigation Plan

- Sprinkler heads in lawn area as specified on plan.
- PVC Pipe: Class 200, SPR 21 Copper Tubing (City Connection): Type "M" 24V Wire: Size 14, Type U.F.
- Electric valves to be all plastic construction as indicated on plans.
- Refer to drawing for backflow prevention requirements and flow valve.

PART 3 - EXECUTION

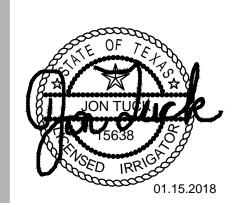
3.1 INSTALLATION - GENERAL

- Staking: Before installation is started, place a stake where each sprinkler is to be located. in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.
- Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.

3.2 PIPE INSTALLATION

- Sprinkler Mains: Install a four (4") inch minimum trench with a minimum of eighteen (18") inches of cover.
- Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of
- Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.





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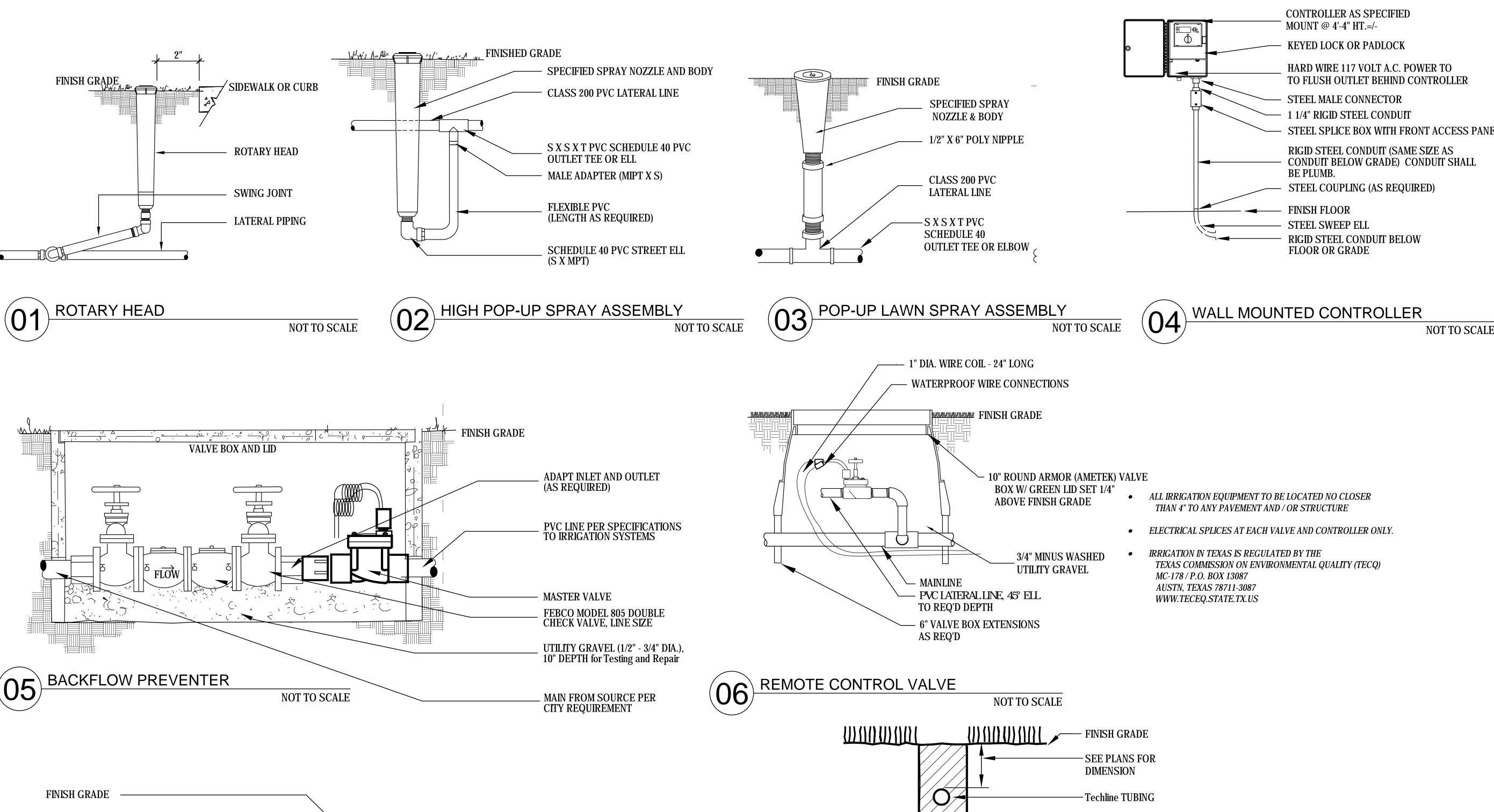
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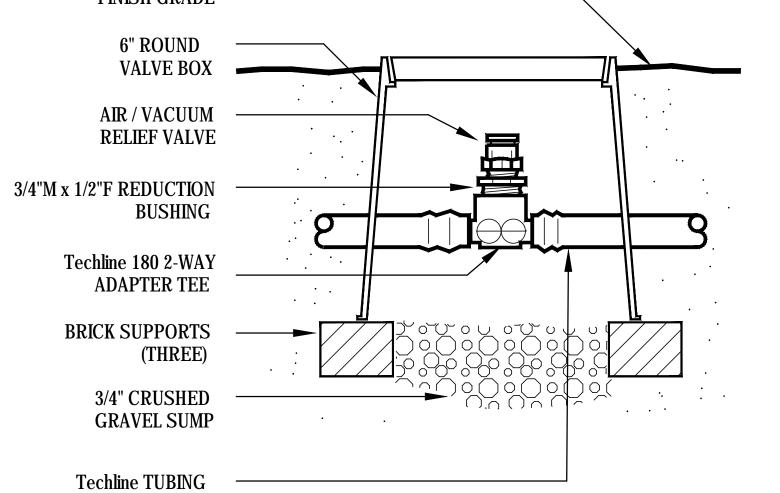
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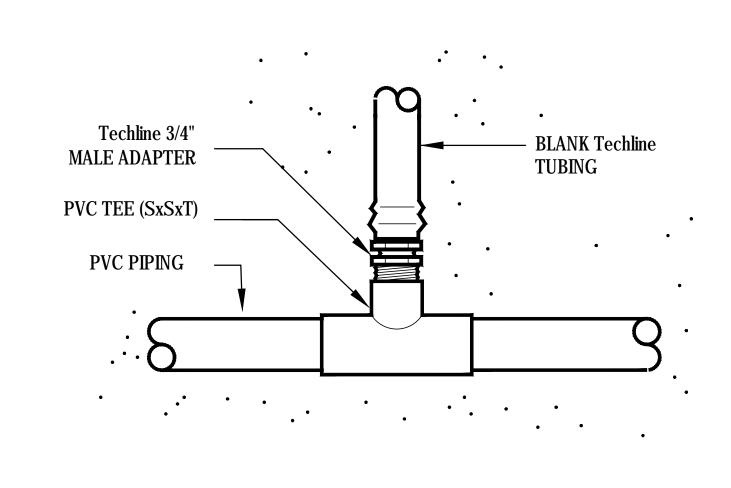
FOR APPROVAL 11.01.2017 CITY COMMENTS 01.15.2018 CITY COMMENTS 02.19.2018

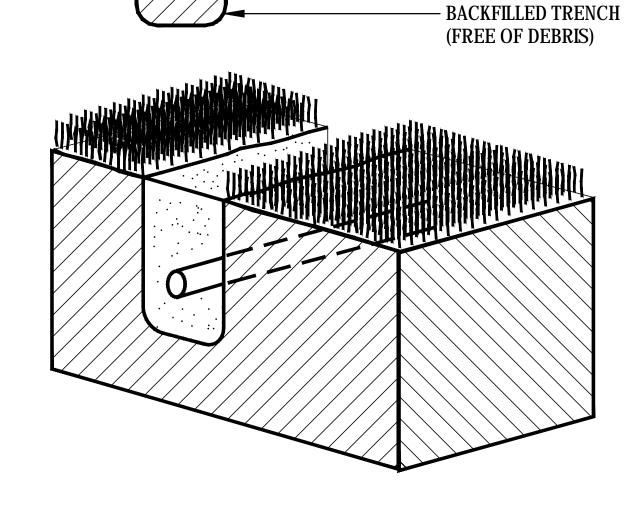
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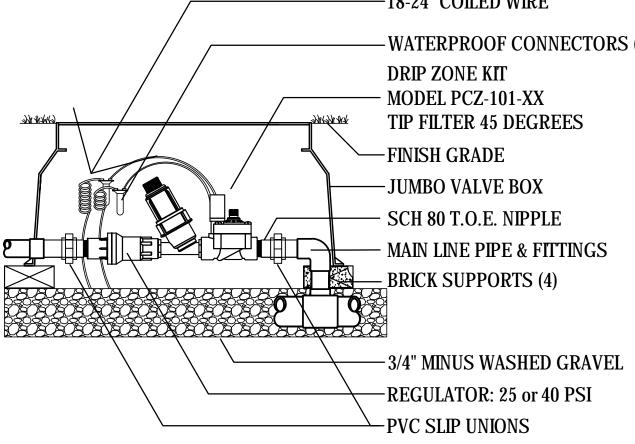
IRRIGATION SPECIFICATIONS













TechLine TRENCHING

DRIP CONTROL VALVE

ISSUE: FOR APPROVAL 11.01.2017 CITY COMMENTS 01.15.2018 **CITY COMMENTS 02.19.2018**

110 WEST AIRPORT FREEW EULESS, TEXAS 76039

MOTEL

STUDIO GREEN SPOT, INC

1333 W. McDERMOTT DR

ALLEN, TEXAS 75013

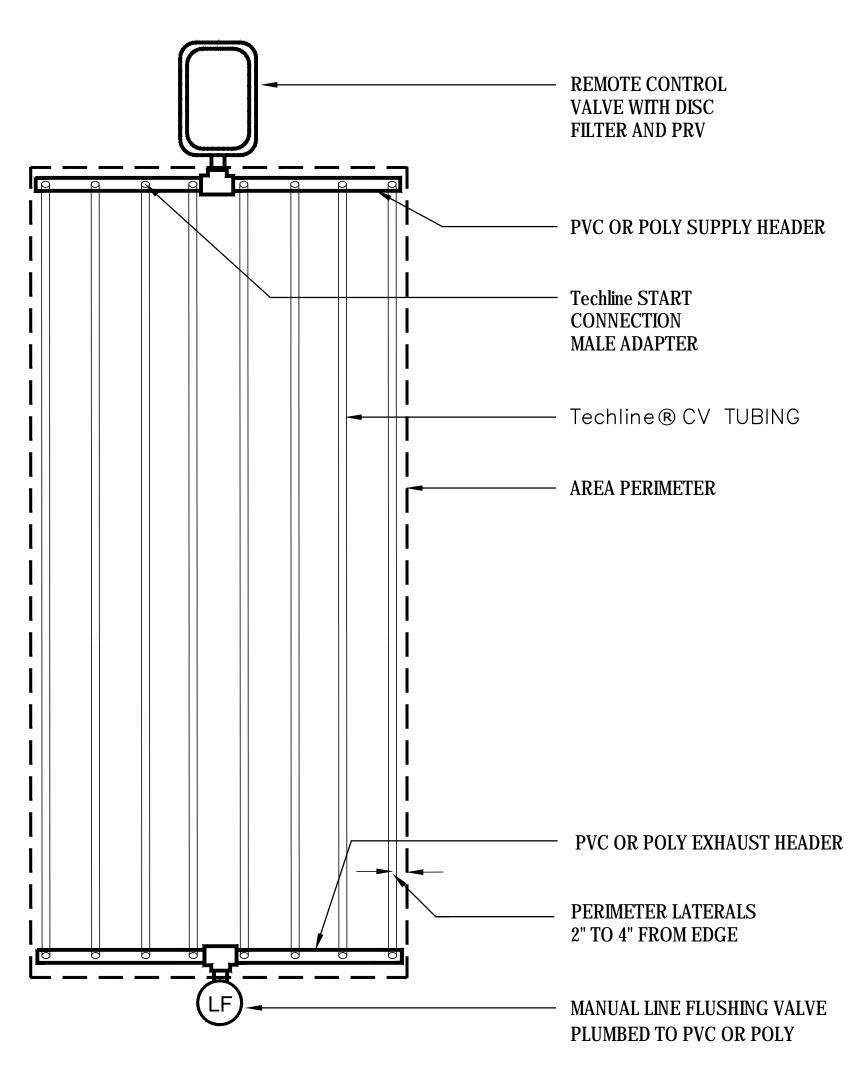
(469) 369-4448

DATE: 02.19.2018

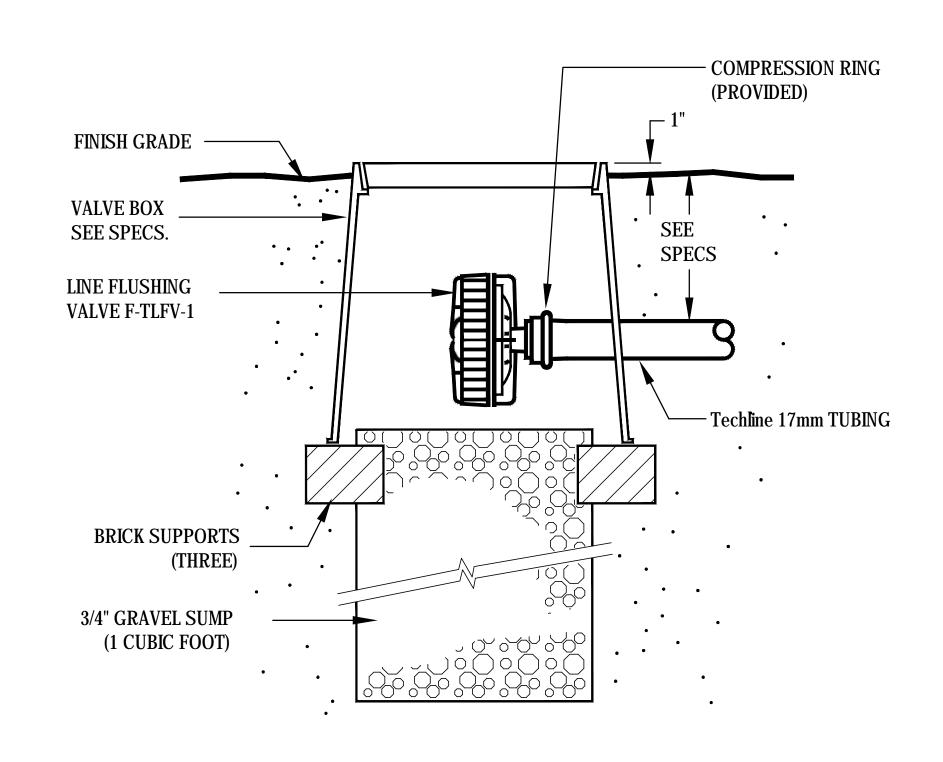
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L.5

NOT TO SCALE

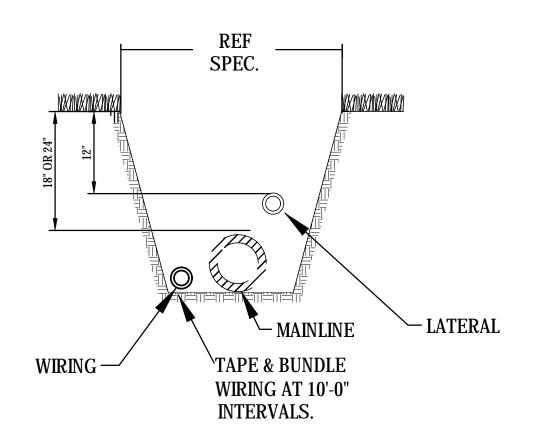






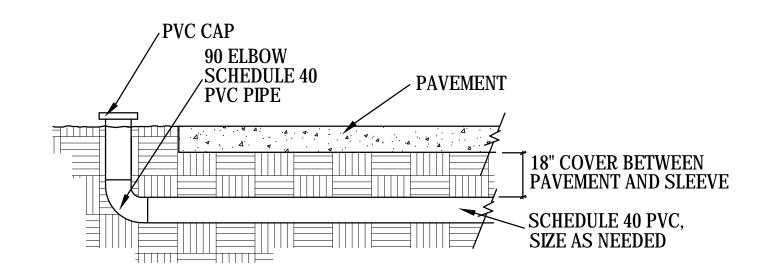
TechLine LINE FLUSHING VALVE

NOT TO SCALE



13 TRENCH DETAIL

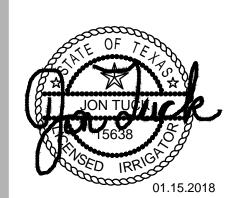
NOT TO SCALE



SLEEVE DETAIL

NOT TO SCALE





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ISSUE:
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DATE: 02.19.2018

SHEET NAME:
IRRIGATION DETAILS
SHEET NUMBER:

L.6